

SILVER GATE RANCHES

A MASTER PLANNED COMMUNITY

PHASE 2

NOVEMBER, 2015

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

PROMONTORY INVESTMENTS, LLC
SS-23

POINT OF BEGINNING
BASIS OF BEARING
S89°55'31"E 2698.76'

PARCEL 'A' COMMUNITY AREA
4,828,746 S.F. 10.8 AC.
(EXCLUDES PRIVATE ROADS)

NOTES

- This Plat is subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silver Gate Ranches Phase 2, as amended and supplemented ("Declaration") that has been or will be recorded in the office of the Summit County Recorder which shall set forth the restrictions and general plan of improvement for the property described in this Plat. Capitalized terms not otherwise defined in this Plat shall have the meanings ascribed to such terms in the Declaration.
- Pursuant to the Declaration, the Homeowner's Association ("Association") is responsible for maintaining all Community Areas, including, without limitation, all private roadways, landscaped areas, Community signage, and similar improvements as such maintenance obligations are further described in the Declaration. The areas designated as Lots on this Plat are to be private ownership and shall be subject to the Assessments levied by the Association pursuant to the Declaration. Unless Declarant otherwise determines in its sole and exclusive discretion, all other areas of the Project except for the Lots created by this Plat are designated as Community Areas.
- The roadways depicted on this Plat are dedicated for private use unless noted as a public right-of-way and are not intended for the use of the general public. Silver Gate Drive is dedicated as a public road. All utilities within the Project shall be underground. The non-exclusive easement for the public utilities shall be located over, across and under such private roadways.
- Declarant hereby reserves for the benefit of itself, its affiliates, successors and assigns, the right to realign and adjust Lot boundary lines ("Boundary Lines") in accordance with the provisions of the Declaration for purposes of proper configuration and final engineering of the Project or as otherwise permitted by the Declaration. Summit County and all Owners of Lots of the Project agree that any such Boundary Line adjustments shall be accomplished by recordation of a deed by the respective Owners adjusting the Boundary Lines, and that no amendment to this Plat shall be required so long as such Boundary Line adjustments are made pursuant to Section 17-27a-608(7), Utah Code Ann., as amended. All such Owners shall execute a deed upon request of Declarant as provided by the Declaration.
- Buildings on individual lots are restricted to be within the building envelope lines shown on this Plat.
- Homeowner and homeowner shall obtain and follow the recommendations contained in:
"Report Geotechnical Investigation Proposed Silver Gate Ranches Development South of Interstate 80 and Approximately One and One-Half Miles East of Silver Creek Junction Summit County, Utah" by GSH Gordon, Spiller, Huber Geotechnical Consultants, Inc. Job No. 0313-006-05 dated January 10, 2006, as amended from time to time.
- Shallow ground water may exist under portions of this site. Refer to the aforementioned Geotechnical Investigation.
- Subject to that Right of Way for an open ditch used to convey water from various springs and water sources in Section 4, Township 2 South, Range 4 East to irrigated farmlands in Section 2 of Township 2 South, Range 4 East and Sections 10, 11, 14, 15, 22, 23, 26 and 35 of Township 1 South, Range 4 East, exact location not disclosed, together with the terms and conditions therein, recorded October 29, 1985 as Entry No. 249747 in Book 359 at Page 559 of Official Records. This has no effect on building lots.
- As further described in the Declaration, all Lots and Residences and improvements constructed within the Project shall comply with the applicable Project Design Guidelines. No construction, installation, removal, addition, alteration, repair, change, degradation, excavation, grading, planting, revegetation, or other work which in any way alters the appearance (including but not limited to the exterior color scheme) of any property or Lot within the Project, or any Residences or improvements located thereon, shall be made or done without the prior written approval of the Project Design Review Committee.
- Individual lot owner will pay for the full water impact fee before receiving a water concurrency letter from Mountain Regional Water Special Service District. Developer has not provided water rights for this development, with the exception of irrigation rights as described in the Declaration and certain other water rights, for the benefit of the Community Areas.

LEGEND	
	SECTION CORNER
	BOUNDARY CORNER, TO BE SET
	STREET MONUMENT, TO BE SET
	PROPOSED FIRE HYDRANT
	LOT ADDRESS
(SEE SHEET 2 FOR PUE & SETBACK LINES)	
BUILDING ENVELOPE LINES	
	MIN. FRONT YARD SETBACK: 30'
	MIN. SIDE YARD SETBACK: 25'
	MIN. REAR YARD SETBACK: 100'

UTILITY EASEMENT NOTE:
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements ("PUE") identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

SEWER NOTES:

- Lots 1-18 are designed as Low Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low Pressure Sewer System. The Private Low Pressure Sewer Lateral to these lots consists of a low pressure grinder pump station and low pressure discharge line and appurtenances. The Private Low Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's ("SBWRD") Public Low Pressure Sewer System. Purchasers of the Low Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low Pressure Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.
- Upon recordation of this plat, Resort Center Associates hereby consents and authorizes Snyderville Basin Water Reclamation District to record a notice for each Low Pressure Sewer System Lot with the Summit County Recorder's Office. The recorded notices shall serve as notification to all future lot owners of the responsibilities associated with the Private Low Pressure Sewer Lateral System serving the lots.
- At the time of any resurfacing of the private roads, the Homeowner's Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District ("SBWRD") standards. Prior notification of the adjustments and inspection by the SBWRD is required.
- Sewer easements to be dedicated to SBWRD. No structures shall be placed within the easements.

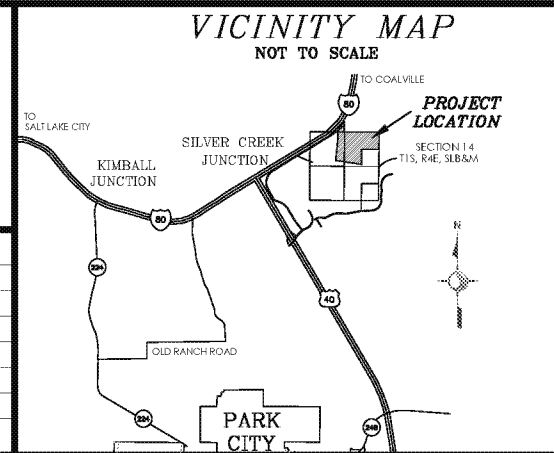
All lots with will require a low pressure pump to sewer to the district system.

FIRE PROTECTION NOTES:

- COMBUSTIBLE ROOFING MATERIAL:** Roofing materials must be non-combustible and approved by the PCSFD. No wood shake roofing material will be permitted.
- RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEMS:** All dwellings, guest houses and out buildings over 750 square feet must be constructed with a fire sprinkler system installed as required and approved by PCSFD.
- FIRE DEPARTMENT ALL-WEATHER ACCESS ROAD:** An all-weather fire department access road ("Access Road") is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The Access Road is to be maintained at all times during construction. In the event that the Access Road is not maintained, PCSFD reserves the right to stop work until the required Access Road is placed back in service.
- WATER SUPPLIES FOR FIRE PROTECTION:** Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstruction. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

NOTE: DUE TO EXPANSIVE SOILS A GEOTECHNICAL ENGINEER SHALL APPROVE EACH HOME EXCAVATION PRIOR TO A FOOTING INSPECTION BEING SCHEDULED.

SHEET
1 of 2



SUMMIT COUNTY PUBLIC WORKS	SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____	APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____
DIRECTOR	AUTHORIZED AGENT

ROCKY MOUNTAIN POWER APPROVAL
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____
AUTHORIZED AGENT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D., 20____
AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____
AUTHORIZED AGENT

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____
CHAIRPERSON

SUMMIT COUNTY ASSESSOR
ALL TAXES, INTEREST, AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID AS OF THIS _____ DAY OF _____ A.D., 20____
SUMMIT COUNTY ASSESSOR

Stantec	
Project Number 205303168	PM GAC
Filename 03168v_101	
Designed By SKV	Drawn By SKV
Checked By GAC	Date 10/30/15
No.	Revisions
By	Date
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	
DATE	COUNTY ENGINEER
COUNTY ATTORNEY	

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL
PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSIONERS THIS DAY _____ OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
COMMISSION CHAIRMAN
CLERK

SILVER GATE RANCHES A MASTER PLANNED COMMUNITY PHASE 2
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH
RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORD AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____
BOOK: _____ PAGE: _____
FEE \$ _____
SUMMIT COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Gregory A. Cafes, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

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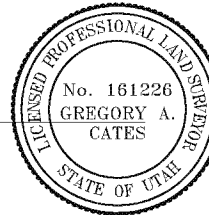
PHASE 2

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence, along the North Section Line, S89°55'31"E 2698.76 feet to the North Quarter Corner of said Section 14; thence, along the Center of Section Line, S00°23'35"W 1335.71 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; thence, along the Sixteenth Section Line, N89°51'19"W 1345.97 feet to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; thence, along the Sixteenth Section Line, S00°14'50"W 1179.50 feet to the Centerline of a 100 foot wide Public Right-of-Way, recorded as Entry No. 403394 in Book 802 at Page 497 and described in Entry No. 568710 in Book 1325 at Page 42; thence, along said Centerline, the following seven (7) courses: (1) N79°09'36"W 3.98 feet, (2) N81°31'09"W 527.00 feet, (3) N81°59'19"W 702.37 feet, (4) N88°20'59"W 263.73 feet, (5) N81°11'11"W 250.60 feet, (6) N75°10'29"W 167.27 feet, (7) N88°23'04"W 121.32 feet to the Easterly Right-of-Way Line of the State of Utah Parks and Recreation Historic Union Pacific Railroad "Rail Trail"; thence, along said Easterly Right-of-Way Line, the following four (4) courses: (1) N05°53'27"E 1760.66 feet, (2) N0°38'30"E 495.78 feet, (3) S89°53'03"E 50.00 feet, (4) N0°38'30"E 382.65 feet to the Southerly Right-of-Way Line of Interstate Highway I-80; thence, along said Southerly Right-of-Way Line, N48°23'54"E 582.63 feet to the East Line of Section 10, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence, along said East Line, S00°13'55"E 770.32 feet to the Point of Beginning.

Contains 151.939 Acres, 18 Lots, Parcel 'A' and 2 Private Streets.



Date _____ GREGORY A. CAFES
P.L.S. No. 161226

OWNER'S CONSENT TO RECORD

Know all men by these presents that Resort Center Associates, LLC, a Utah limited liability company ("Owner") is the owner of the herein described tract of land that is shown upon this Plat, and hereby causes the same to be divided into Lots, Community Areas, easements and public and private roads as illustrated to hereafter be known as

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Owner hereby consents to the preparation and the recording of this Plat in accordance with and for the uses and purposes set forth in that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silver Gate Ranches Phase 2 recorded simultaneously herewith, and subsequent amendments and supplements thereto ("Declaration"). Subject to the terms of the Declaration, Owner hereby certifies that the streets, avenues and drives, other than Silver Gate Drive, are private thoroughfares forever and hereby offers and conveys to all public and private utility companies, their successors and assigns, a permanent non-exclusive emergency vehicle access easement and a permanent non-exclusive utility easement over, under, across and through those parts or portions of said tract designated on this Plat as the roads for the construction, installation, maintenance and repair of subterranean electrical, telephone, communications, natural gas, sewer, water and drainage service lines and facilities. The above described non-exclusive utility easement is together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. In the event it becomes necessary to construct or relocate any utility at the instance or request of any public or private entity, the person or entity making such request shall pay for all costs and expenses incurred or associated with the same.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ J.S.S.
On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, _____, who after being duly sworn, acknowledged to me that _____, a Limited Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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SUMMIT COUNTY RECORDER